



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, MARCH 22, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

7:00 P.M.

CALL TO ORDER

(Chairperson/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/ City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/ City Clerk Torrez)

PROCLAMATION

Census Day

April 1, 2000

PRESENTATION

Greenbelt Alliance

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 through #2 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate		Page
Consent Calendar: 1 - 10 Minutes		
1.	<u>FEBRUARY FINANCE AND INVESTMENT REPORT</u> 1 <u>Recommended Action:</u> <u>Accept and file</u> report.	
2.	<u>FISCAL YEAR 1999/00 MID YEAR BUDGET ADJUSTMENTS</u> 11 <u>Recommended Action:</u> <u>Approve</u> Proposed Mid Year Adjustments.	

OTHER BUSINESS:

Time Estimate		Page
3.	<u>AGREEMENT FOR ARCHITECTURAL SERVICES FOR THE COMMUNITY AND CULTURAL CENTER</u> 15 <u>Recommended Action:</u> <u>Authorize</u> the Executive Director to execute a contract with VBN Architects for Design Development and Construction documents for the Community and Cultural Center at a cost not to exceed \$890,000.	
4.	10 minutes <u>VILLAGE AVANTE APARTMENTS: ADDITIONAL LANDSCAPING AND LIGHTING IMPROVEMENTS</u> 23 <u>Recommended Action:</u> <u>Authorize</u> Staff to Negotiate, Prepare and Enter into a Loan Agreement with Don Avante Associates II for Additional Improvements to the Village Avante Apartments including Landscaping, Lighting, and Fencing, in an Amount Not to Exceed \$640,000.	

Redevelopment Agency & City Council Action

CONSENT CALENDAR:

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may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
5.		<u>APPROVAL OF JOINT SPECIAL CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING MINUTES OF MARCH 15, 2000</u>	31

OTHER BUSINESS:

	Time Estimate		Page
6.	15 minutes	<u>MILLENNIUM HOUSING PAINT PROGRAM GUIDELINES</u>	33
		<u>Recommended Action:</u> <u>Adopt</u> the Following Resolutions Approving Millennium Housing Paint Program:	
		<u>City Council Action</u>	
		1. <u>Adopt</u> Resolution No. 5364 Making Findings of Benefit for the Use of the Morgan Hill Redevelopment Agency 20% Set Aside Funds.	
		<u>Redevelopment Agency Action</u>	
		2. <u>Adopt</u> Resolution No. MHRA - 214 Approving the Guidelines and Making Findings of Benefit for the Use of the Morgan Hill Redevelopment Agency 20% Set Aside funds.	
		3. <u>Appropriate</u> \$100,000 from the Agency 20% Housing Set Aside Funds (Fund 327).	
7.	15 minutes	<u>POLICE OFFICER HOUSING ASSISTANCE PROGRAM</u>	43
		<u>Recommended Action:</u> <u>Adopt</u> Resolutions Approving the Police Officer Housing Assistance Program:	
		<u>City Council Action</u>	
		1. <u>Adopt</u> Resolution No. 5365 Making Findings of Benefit for the Use of the Morgan Hill Redevelopment Agency 20% Housing Set Aside Funds.	
		<u>Redevelopment Agency Action</u>	
		2. <u>Adopt</u> Resolution No. MHRA - 215 Approving Guidelines for the Police Housing Assistance Program and Making Findings of Benefit for the Use of the Morgan Hill Redevelopment Agency 20% Housing Set Aside Funds.	
		3. <u>Appropriate</u> \$120,000 from the Fund Balance in the Redevelopment Agency 20% Housing Set Aside Fund (Fund 327).	

City Council Action

CONSENT CALENDAR: The Consent Calendar, Agenda Items #8 through #9 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
8.		<u>REQUEST FOR CITY CO-SPONSORSHIP BY THE LEADERSHIP MORGAN HILL CLASS OF 2000 FOR THEIR ART ALA CARTE PROJECT</u>	53
		Recommended Action: <u>Approve</u> Request from the Leadership Morgan Hill Class of 2000 for Their Art Ala Carte Visual and Performance Art Celebration in the Amount of \$650.	
9.		<u>EMERGENCY RECONSTRUCTION OF LIFT STATION “D” SEWER FORCE MAIN</u>	57
		Recommended Action:	
		1. <u>Adopt</u> Resolution No. 5367 Declaring the Need for The Emergency Expenditure, and	
		2. <u>Approve</u> the Expenditure of \$60,000 for Emergency Replacement of the Sewer Force Main for Lift Station D.	

PUBLIC HEARINGS:

	Time Estimate		Page
10.	30 minutes	<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ALLOCATION (FY2000-2001)</u>	61
		Recommended Action: Request staff presentation.	
		Public Hearing opened.	
		Please limit your remarks to 3 minutes. Public Hearing closed.	
		Council discussion.	
		Action- <u>Motion to Adopt</u> Resolution No. 5366 Approving the Allocation of FY2000-2001 Federal CDBG Funds, and	
		Action - <u>Motion to Authorize</u> the City Manager to Take All Steps Necessary for Implementation of the CDBG Program Including Execution of All Required Contracts.	
11.	15 minutes	<u>REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COYOTE VALLEY RESEARCH PARK (CISCO SYSTEMS)</u>	67
		Recommended Action: Request staff presentation.	
		Public Hearing opened.	
		Please limit your remarks to 3 minutes. Public Hearing closed.	
		Council discussion.	
		Action - <u>Provide</u> Comments to Staff for Assessment in the Final EIR.	

OTHER BUSINESS:

	Time Estimate		Page
12.	15 minutes	<u>REVIEW OF THE NOTICE OF PREPARATION ON THE REVISED ENVIRONMENTAL IMPACT REPORT FOR THE ANN SOBRATO HIGH SCHOOL</u> <u>Recommended Action:</u> <u>Review</u> Revised Project Description and Provide Comments Regarding Those Environmental Issues That Should Be Addressed in the Revised Draft EIR.	71

OPPORTUNITY FOR PUBLIC COMMENT

Redevelopment Agency/City Council Action

CLOSED SESSION:

	Time Estimate	
		1.
	10 minutes	CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
		Legal Authority: Government Code 54956.8 & 54956.9(c) (1potential case) Real Property(ies) involved: APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property) City Negotiators: Agency Members; Interim Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel Closed Session Topic: Potential Litigation
		2.
	30 minutes	CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
		Legal Authority: Section 54956.9(a) Case Title: Morgan Hill Unified School District v. Minter & Fahy Case Number CV 772368; Court: Superior Court, County of Santa Clara Parties: Morgan Hill Unified School District, Minter & Fahy, Ameron International, City of Morgan Hill Subject of Litigation: Fuel Leak Closed Session Topic: Case status Attendees: Councilmembers; Interim City Manager; Interim City Attorney; Public Works Director; Mark Strombotne, Esq.; Sharonrose Cannistraci, Esq.

CLOSED SESSION ANNOUNCEMENT

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT